

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on Monday, June 19, 2017 at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Mayor Pro Tem Cheek gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Grimes recited the Town of Siler City Mission Statement and Mayor Grimes recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray, Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, and Thomas "Chip" Price.

ELECTED TOWN OFFICIALS ABSENT: Bill Haiges and Tony Siler

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Planning Director Jack Meadows, Police Chief Gary Tyson, Town Attorney William Morgan, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the addition of the McGill Contract, CDBG-I RFP, and Budget Amendment be added to the Consent Agenda and July 4 event at Oasis Outdoor market be added under Presentations.

A motion to approve the agenda with the changes was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the April 27, 2017 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule B), May 1, 2017 Minutes (Incorporation by reference as if fully set forth herein Schedule C), May 9, 2017 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule D), Resolution Endorsing NCDOT Prioritization 5.0 (Incorporation by reference as if fully set forth herein Schedule E), Letter of Support – Local Match – P4.0 Non-Highway Projects (Incorporation by reference as if fully set forth herein Schedule F), McGill Contract, CDBG-I RFP, and Budget Amendment 2017.7 was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

July 4th Event – Oasis Open Air Market – Jackie Adams

Adams requested the closing of Beaver Street from South Chatham Avenue to South Second Avenue on Saturday, July 1 from 8am to 4pm for the July 4th Event.

A motion to approve the request was made by Mayor Pro Tem Cheek, seconded by Commissioner Bray and unanimously approved.

PUBLIC HEARINGS

Town of Siler City 2017/2018 Fiscal Year Budget

Mayor Grimes opened the public hearing for the Town of Siler City 2017 Fiscal Year Budget at 7:07pm. (Incorporation by reference as if fully set forth herein Schedule G)

Thompson gave an overview of the 2017/2018 Fiscal Year Budget.

Mayor Grimes closed the public hearing at 7:10pm.

A motion to approve the 2017/2018 Budget Ordinance was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Donald R. Simpson requests a conditional use permit to develop a 44 dwelling multifamily residential apartment. The subject property is identified as 12.6 acres on W. 3rd St. and parcel # 82612.

Mayor Grimes opened the public hearing for the Donald R. Simpson requests for a conditional use permit to develop a 44 dwelling multifamily residential apartment, the subject property is identified as 12.6 acres on W. 3rd St. and parcel # 82612 at 7:12pm. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows stated that the subject property is:

1. owned by Donald R. Simpson;
2. located within the R-6 (Residential-6,000 sqft minimum lot size) zoning district;
3. located outside the Town's Corporate Limits;
4. located within Central Chatham fire district;
5. located within the Duke Energy Progress electric service district;
6. not located within a watershed protection area; and
7. not located within a special flood hazard area.

Meadows shared the size of the tract:

1. Subject tract is 12.6 acres and includes 1 property owner and 1 tax parcels
2. Size of surrounding tracts is an average of 10.4 acres

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. General residential development for the subject property. Residential goals, objectives, and strategies:
 - a. These areas are suitable for general residential development at densities supported by public utilities
 - b. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
 - c. Maintain the integrity of existing neighborhoods.
 - d. Promote walkable interconnected neighborhoods.
 - e. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
 - f. Encourage the continual development of affordable housing on individual lots.
 - g. The major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
 - h. It is recommended that higher residential densities be restricted to areas in which sufficient public water and sewer service is available.
 - i. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - j. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
 - k. Multi-family residential density is recommended to be no more than 6 units per acre.
 - l. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

- m. Encourage in-fill development in established residential areas. New development should meet yard and dimensional standards of the existing zone as closely as possible.
- n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
- o. Require that as a condition of receiving public water and/or sewer service, all new residential developments be incorporated into the Town limits.
- p. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
- q. Develop a local street plan to ensure adequate street planning and internal circulation in all developing residential areas.
- r. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
- s. Promote cluster development with usable open space and amenities.

Meadows stated that the property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Pavement Width (feet)	Maintenance	Speed Limit (mph)	Average Daily Trips
W. 3 rd St.	1,120	2	20	State	45	2,500

Meadows shared the impact on landowners, immediate neighbors, and the surrounding community: 44 units are proposed (181 units allowed). Each duplex building will contain:

- 2 dwelling units
- One story that is 22' tall

Each unit will contain:

- 1,200 square feet
- 2 bedrooms
- 2 full baths
- Living space
- Fully equipped modern kitchen
- 420 square feet one car garage
- 2 parking space concrete driveway

Total disturbed area is 14 acres which will require NCDEQ erosion control and stormwater approvals. Screen Type C will be installed along W. 3rd St. No screen will be installed along the western, northern, and eastern boundaries. 30,000 square feet of open space is proposed (26,811 required). The proposed mini-park is 12,000 sqft in area (10,542 required) and includes a 1,800 sqft tot lot. The equipment in the minipark includes:

- Thermoplastic coated metal picnic table with seats;
- Thermoplastic coated metal bench;
- Heavy duty park style grill;
- 8' diameter gazebo; and
- Tot Lot - play system for age 2-5

Water lines will be public and sewer lines will be private (will connect to public system). Duke Energy finds the proposed plan acceptable and in compliance with their right-of-way guidelines and restrictions. Private streets will be paved 27' feet wide with valley concrete curb and gutter. A 5 feet wide sidewalk will connect all buildings, parks, opens spaces, and streets. All radii on the face of curb at street intersections are a minimum of 27'. Trees planted 50' on center along proposed streets will exceed the shade tree requirement. Proposed driveway will be right in/right out only with a right in turn lane. One new street name is proposed "Robert Henry Lane" and has been approved by Chatham County Emergency Operations. Average weekday driveway volume for the proposed development is 256 vehicles.

The project will employ 4 full time staff members. The estimated number of construction jobs for this project is 60. Potential Town revenue:

	Amount	Revenue (if annexed)	Revenue (not annexed)
Cost of Project	\$3,500,000	\$15,750 per year	\$0
Water & Sewer Usage	10,560 gallons per day	\$53,952 per year	\$107,904 per year

Zoning District	R-6
Minimum lot size (square feet)	6,000
Minimum lot width	60'
Front/street building setback	25'
Side/rear building setback	9'
Height limitation	35'

Meadows shared the relationship of uses:

1. Current use of subject property is vacant.
2. Surrounding land uses include; vacant, multifamily residential, golf driving range, soccer fields, agriculture, and single family residential
3. Surrounded by A-R (Agricultural-Residential) and R-6-C (Residential-6,000 sqft minimum-Conditional Use) zoning.

Meadows shared the Staff recommendations on the Conditional Use Permit:

The application is complete. The proposal meets the development criteria of the Unified Development Ordinance. If the Board grants the application, then Staff recommends the following conditions:

1. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the City Hall; and
2. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and
3. Prior to any work applicant must record the written decision with the Chatham County Register of Deeds, obtain site plan review approval, and obtain zoning permit approval; and
4. 30,000 square feet of open space; and
5. 12,000 square feet minipark that includes; 1,800 square feet tot lot play system for age 2-5, thermoplastic coated metal picnic table with seats, thermoplastic coated metal bench with back, heavy duty park style grill, 8' diameter gazebo; and
6. All buildings, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk.

Meadows shared the Planning Board recommendations from the June 12, 2017 meeting:

1. The application is complete
2. The application complies with all applicable requirements of the UDO
3. The application is granted, subject to the following conditions:
 - a. The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is filed in the City Hall; and
 - b. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and
 - c. Prior to any work applicant must record the written decision with the Chatham County Register of Deeds, obtain site plan review approval, and obtain zoning permit approval; and
 - d. 30,000 square feet of open space; and
 - e. 12,000 square feet minipark that includes; 1,800 square feet tot lot play system for age 2-5, thermoplastic coated metal picnic table with seats, thermoplastic coated metal bench with back, heavy duty park style grill, 8' diameter gazebo; and
 - f. All buildings, facilities, parking area, street, etc. are connected by a minimum 5' wide sidewalk.

Perry Simpson, 503 Carthage Street, Sanford, NC 27330

Simpson stated that he was in favor of the conditional use permit.

Mayor Grimes closed the public hearing at 7:22pm.

A motion that the application for the Donald R. Simpson requests for a conditional use permit to develop a 44 dwelling multifamily residential apartment, the subject property is identified as 12.6 acres on W. 3rd St. and parcel # 82612 is complete was made by Commissioner Constantino, seconded by Commissioner Price and unanimously approved.

A motion that the application for the Donald R. Simpson requests for a conditional use permit to develop a 44 dwelling multifamily residential apartment, the subject property is identified as 12.6 acres on W. 3rd St. and parcel # 82612 complies with all applicable requirements of the Unified Development Ordinance was made by Commissioner Constantino, seconded by Commissioner Price and unanimously approved.

A motion that the application for the Donald R. Simpson requests for a conditional use permit to develop a 44 dwelling multifamily residential apartment, the subject property is identified as 12.6 acres on W. 3rd St. and parcel # 82612 is granted, subject to the following conditions: The applicant shall complete the development strictly in accordance with the plans submitted to and approved by the Board, a copy of which is files in City Hall; and if any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and conditions recommended by Staff; and the following condition of the Board: road name Robert Henry Lane was made by Commissioner Fadely, seconded by Commissioner Constantino and unanimously approved.

Town of Siler City proposes text amendments to §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection,

I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris litter, skirting, streets structure trash, operator/manager], R-MH zoning (6,000 sq.ft. lot size, 60' lot width, 25' street setback), and modular home.

Mayor Grimes opened the public hearing for the Town of Siler City proposes text amendments to §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris litter, skirting, streets structure trash, operator/manager], R-MH zoning (6,000 sq.ft. lot size, 60' lot width, 25' street setback), and modular home at 7:25. (Incorporation by reference as if fully set forth herein Schedule I)

Meadows stated that the proposed amendment was first discussed by a developer during a pre-development meeting. The developer shared the proposed amendment with the Planning Board. The Planning Board initiated and recommended approval of the text amendment. The Town Board held a public hearing on May 15 and requested that staff prepare additional amendments related to mobile homes and mobile home parks.

Meadows shared the following documents:

1. Standards from other jurisdictions
2. Draft ordinance amending Article 2, 9, 10, 11, 12, Appendix I & J
3. Final ordinance amending Article 2, 9, 10, 11, 12, Appendix I & J
4. Worksheet

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
3. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
4. Encourage the continual development of affordable housing on individual lots.
5. Encourage in-fill development in established residential areas.
6. Maintain the integrity of existing neighborhoods.
7. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
8. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
9. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger

residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.

10. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

Meadows shared the Planning Board recommendations from the May 8, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
 - c. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - d. Encourage the continual development of affordable housing on individual lots.
2. Approve the amendment:
 - a. Because of changed or changing conditions in a particular neighborhood or community as a whole;
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan; and
 - c. To promote the general health, safety, and welfare of the citizens of Siler City.

Meadows shared the Planning Board recommendations from the June 12, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
 - c. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
2. Approve the amendment:
 - a. To correct manifest error with the zoning ordinance;
 - b. Because of changed or changing conditions in a particular neighborhood or community as a whole;
 - c. To promote and forward the purposes of the adopted Siler City Land Development Plan; and
 - d. To promote the general health, safety, and welfare of the citizens of Siler City.
3. The Planning Board recommended deleting I-6(e)(6) An opaque Type A screen shall be installed along all property lines adjoining the perimeter of the rental community.

David Blevins 3301 Glen Henry Drive, Raleigh, NC 27612

Blevins stated that he was in favor of the change.

Mayor Grimes closed the public hearing at 7:52pm.

A motion that the text amendment for the UDO Amendment – §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback

Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris litter, skirting, streets structure trash, operator/manager], R-MH zoning (6,000 sq.ft. lot size, 60' lot width, 25' street setback), and modular home is consistent with the adopted Land Development Plan and any other officially adopted plan because the LDP recommends modifying the development ordinances to be more user friendly where possible was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the text amendment for the UDO Amendment – §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris litter, skirting, streets structure trash, operator/manager], R-MH zoning (6,000 sq.ft. lot size, 60' lot width, 25' street setback), and modular home is reasonable and in the public interest because to promote and forward the purposes of the adopted Siler City Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion to approve the text amendment for the UDO Amendment – §18 Definitions, §125 Residential Districts Established, §136 Definitions, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Home Park Ordinance, §167 Minimum Lot Size, §168 Residential Density, §169 Minimum Lot Width, §170 Building Setback Requirements, §235 Definitions, §239 Special Provisions for Subdivisions, I-1 Purpose, I-2 Intent, I-3 Definitions, I-4 Development of a Manufactured Home Park Rental Community Plan, I-6 Design Standards, I-7 Inspection, I-8 Existing Manufactured Home Rental Communities, I-10 Request of Annexation, and J-2 Definitions related to mobile/manufactured home [class A, class B, double wide, single wide, park (20' street setback, 4'x4' landing, opaque screen), rental community, subdivision, start of construction, space, stand, debris litter, skirting, streets structure trash, operator/manager], R-MH zoning (6,000 sq.ft. lot size, 60' lot width, 25' street setback), and modular home because of changed or changing conditions in a particular neighborhood, to promote and forward the purposes of the adopted Siler City Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

Town of Siler City proposes text amendments to §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B).

Mayor Grimes opened the public hearing for the Town of Siler City proposes text amendments to §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B) at 7:59pm. (Incorporation by reference as if fully set forth herein Schedule J)

Meadows stated that the proposed amendment was first discussed by a developer during an office visit. The developer shared the proposed amendment with the Planning Board. The Planning Board initiated the text amendment.

Meadows shared the following documents:

1. Standards from other jurisdictions
2. Draft ordinance amending Article 19, Appendix E
3. Final ordinance amending Article 19, Appendix E
4. Worksheet

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
3. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
4. Develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
5. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas.
6. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
7. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.
8. Look at planting plan for street trees along public rights-of-way.

Meadows shared the Planning Board recommendations from the June 12, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - c. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
 - d. Develop zoning standards that address screening and buffering between industrial and adjacent dissimilar land uses.
2. Approve the amendment:

- a. Because of changed or changing conditions in a particular neighborhood or community as a whole;
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan; and
 - c. To promote the general health, safety, and welfare of the citizens of Siler City.
3. The Planning Board recommended not moving mobile home park from Class 2 to Class 5.

Mayor Grimes closed the public hearing at 8:19pm.

A motion that the text amendment for the UDO Amendment – §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B) is consistent with the adopted Land Development Plan and any other officially adopted plan because the LDP recommends modifying the development ordinances to be more user friendly where possible was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the text amendment for the UDO Amendment – §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B) is reasonable and in the public interest because to promote and forward the purposes of the adopted Siler City Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Bray and unanimously approved.

A motion to approve the text amendment for the UDO Amendment – §298 Description of Screens (Type B), §299 Table of Screening Requirements and Land Use Classification Table (manufactured home park), §300 Exemptions and Alternatives from this Article (same adjoining property owner), E-7 Typical Semi-Opaque Screens (Type B) because of changed or changing conditions in a particular neighborhood, to promote and forward the purposes of the adopted Siler City Development Plan and to promote the general health, safety, and welfare of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

Town of Siler City proposes text amendments to §255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses).

Mayor Grimes opened the public hearing for the Town of Siler City proposes text amendments to §255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses) at 8:23pm. (Incorporation by reference as if fully set forth herein Schedule K)

Meadows stated that the proposed amendment was first discussed in office by business owners. Staff shared the proposed amendment with the Planning Board. The Planning Board initiated the text amendment.

Meadows shared the following documents:

1. Standards from other jurisdictions
2. Draft ordinance amending Article 17
3. Final ordinance amending Article 17

4. Worksheet

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
3. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
4. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
5. Visually define the downtown area through unified signage and landmarks.

Meadows shared the Planning Board recommendations from the June 12, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
2. Approve the amendment:
 - a. Because of changed or changing conditions in a particular neighborhood or community as a whole;
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan; and
 - c. To promote the general health, safety, and welfare of the citizens of Siler City.

Mayor Grimes closed the public hearing at 8:30pm.

A motion that the text amendment for the UDO Amendment – 255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses) is consistent with the adopted Land Development Plan and any other officially adopted plan because the LDP recommends modifying the development ordinances to be more user friendly where possible was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion that the text amendment for the UDO Amendment – 255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses) is reasonable and in the public interest because to promote and forward the purposes of the adopted Siler City Development Plan was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

A motion to approve the text amendment for the UDO Amendment – 255 Definitions (professionally made sign), §274 Special Provisions for Certain Signs (manufactured home park, temporary sign for businesses) to correct manifest error with the ordinance and to promote and forward the purposes of the adopted Siler City Development Plan was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

OLD BUSINESS

2017/2018 Fee Schedule

Thompson shared the draft 5 2017/2018 Fee Schedule with the Board of Commissioners. (Incorporation by reference as if fully set forth herein Schedule L)

A motion to approve the Draft 5 2017/2018 Fee Schedule as presented was made by Commissioner Price, seconded by Commissioner Constantino and unanimously approved.

NEW BUSINESS

ABC Board Appointment

Thompson stated on June 30, 2017, Jimmie Pugh's second term as a member of the Siler City ABC Board expired. Therefore an open seat on the ABC Board is vacant. The Siler City ABC board shall consist of 3 members appointed by the mayor with the approval of the majority of the board of commissioners for 3 year staggered terms. Thompson stated that the following have shown interested in being appointed to the Siler City ABC Board:

Margaret Martin 810 N Fir Avenue Siler City, NC 27344
(Incorporation by reference as if fully set forth herein Schedule M)

Mayor Grimes is recommending the following be appointed as a member to the Siler City ABC Board:

Margaret Martin 810 N Fir Avenue Siler City, NC 27344

A motion to appoint Margaret Martin to the Siler City ABC Board for a first term which will expire on June 30, 2020 was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.

Parks & Recreation Advisory Committee

Thompson stated on March 30, 2017, the Siler City Board of Commissioners approved a resolution to reconstitute the Siler City Parks & Recreation Advisory Committee which will consist of seven members. After advertising the following have shown interested in being appointed: Guile Jonathan Contreras, Tina Stone Graves, and Maggie Smith. (Incorporation by reference as if fully set forth herein *Schedule N*)

A motion to table the appointments and re-advertise was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

Planning Board/ Board of Adjustment

Thompson stated on June 30, 2017, the Siler City Planning Board/ Board of Adjustments will have the following terms expire (Incorporation by reference as if fully set forth herein Schedule O):
Mary Harris's (City Limit Member) second term will expire. Albert Alston (Alternate City Limit Member) will be eligible to be appointed to this spot (2017-2020).

Darrell Andrews (ETJ member) first term will expire. He will need to be reappointed for his 2nd term (2017-2020).

Curtis Brown (City Limit Member) will finish the old term of Wallace Matthews on June 30, 2017. He will need to be reappointed for his 1st Term (2017-2020).

An Alternate City Limit Member will need to be appointed (Albert Alston spot).

Thompson stated that the following have shown interested in being appointed to the Siler City Planning Board/ Board of Adjustments:

Guile Jonathan Contreras	1813 N Chatham Avenue	Siler City, NC 27344
Tina Stone Graves	1320 Quartet Run	Siler City, NC 27344

Thompson stated that Mayor Grimes is recommending the following appointments:

Name	Type	Term
Albert Alston	City Limit Member	2017-2020 (1 st)
Darrell Andrews	ETJ Member	2017-2020 (2 nd)
Curtis Brown	City Limit Member	2017-2020 (1 st)
Guile Jonathan Contreras	Alternate City Limit Member	None

A motion to approve the appointments to the Siler City Planning Board/ Board of Adjustments as recommended by Mayor Grimes was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously approved.

Internet Sweepstakes Ordinance

Morgan shared a draft ordinance of the Town of Siler City providing for a ninety day moratorium on the establishment of internet sweepstake cafes, adult arcades, and other similar facilities. (Incorporation by reference as if fully set forth herein Schedule P) Morgan stated that the Board of Commissioners would need to hold a public hearing before the ordinance could be adopted.

A motion to set a public hearing for the Internet Sweepstakes Ordinance on Monday, July 17, 2017 was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

MANAGERS REPORT

none

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:09pm.


John F Grimes, Mayor

ATTEST:


Jenifer K Johnson, Town Clerk

